

THE HOOK

CONDITIONAL USE PERMIT

817 Russell Avenue, Suite C

December 13, 2018

Gary Broad
Project Planner
Planning and Economic Development

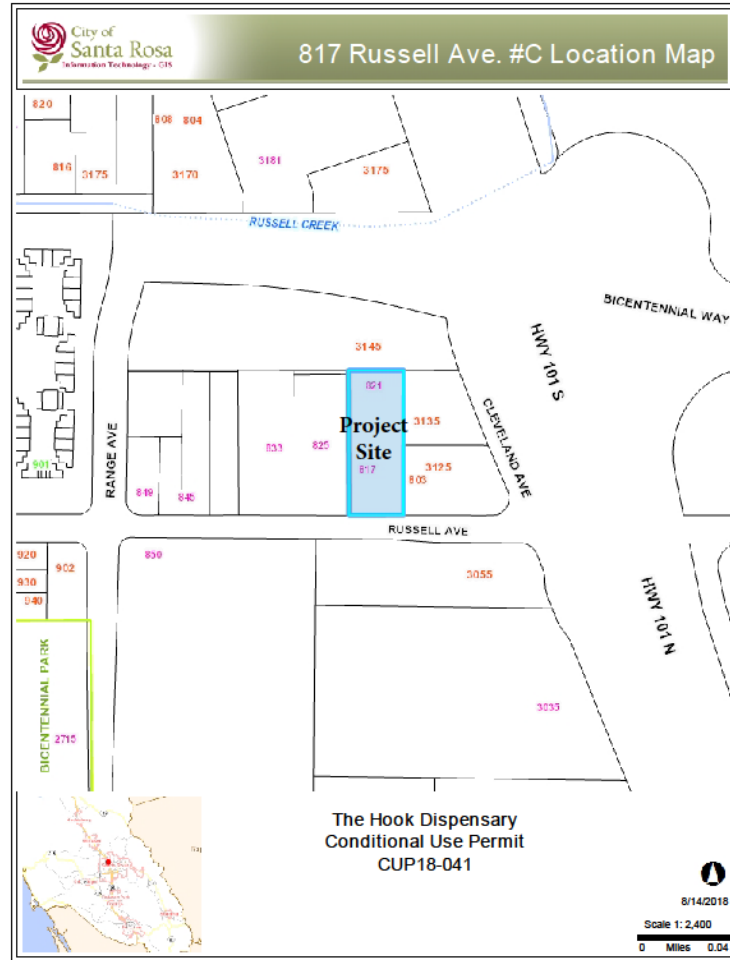
- Conditional Use Permit CUP18-041 to allow Rx Boys, Inc./Eddie Alvarez to operate a retail medical and adult use cannabis dispensary with delivery at 817 Russell Avenue, Suite C, as required by City Council ORD-2017-025
- Proposed hours of operation – noon to 7:00 p.m. seven (7) days a week

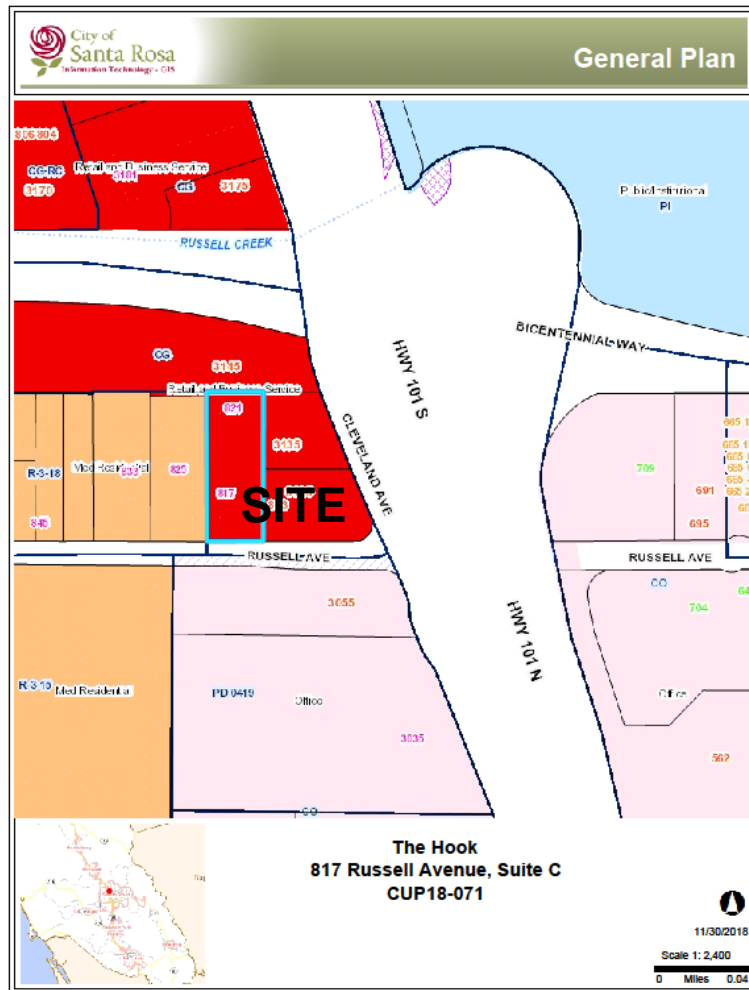
Project Description

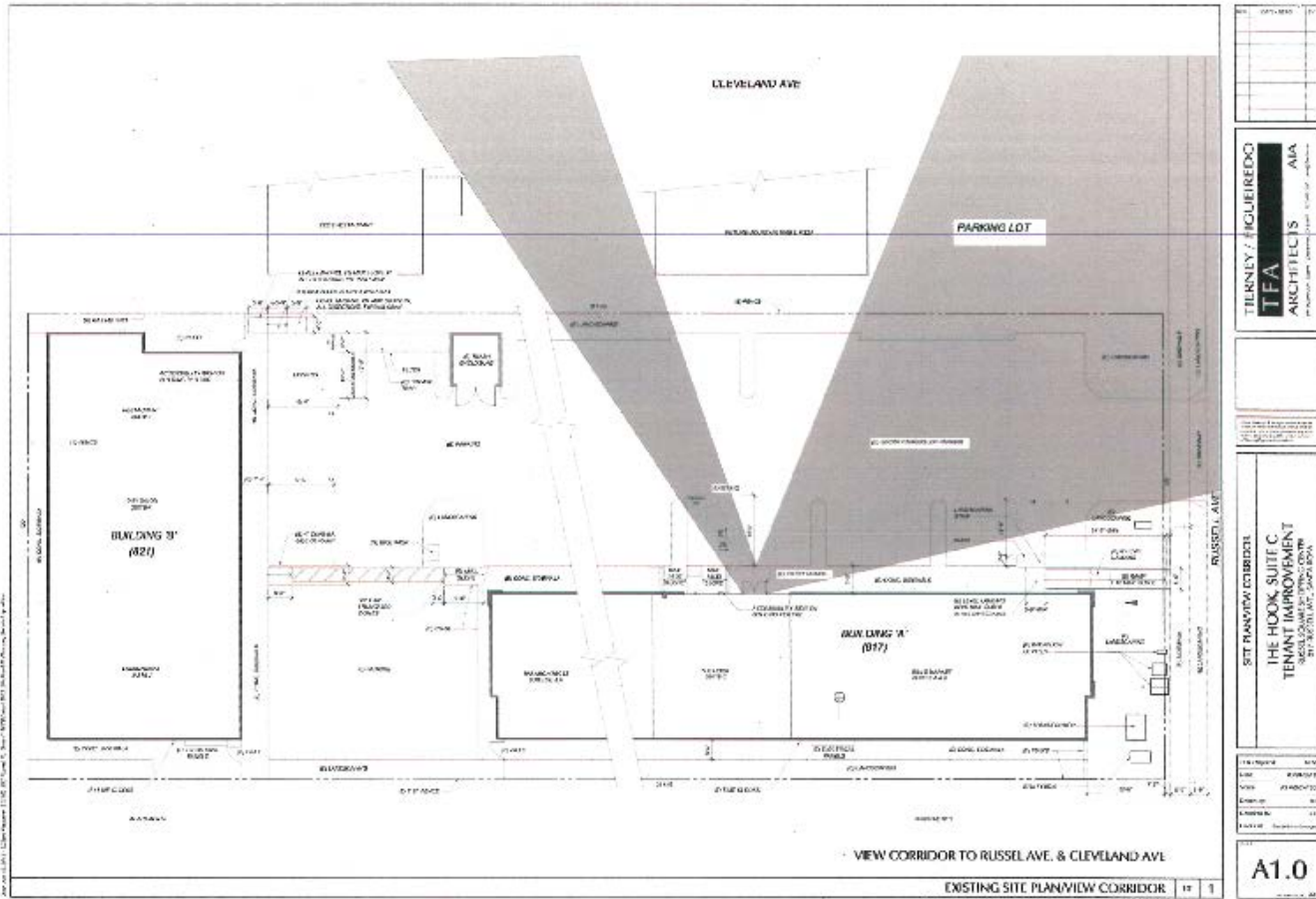
- Conditional Use Permit – Medical and Adult Use Cannabis Retail Dispensary with Delivery
- Cannabis retail (998 sq. ft.)
- Office (117 sq. ft.)
- Stock room (125 sq. ft.)
- Break room and bathroom (110 sq. ft.)

- April 4, 2018 – Neighborhood meeting
- April 17, 2018 – Conditional Use Permit application submitted
- May 21, 2018 – Notice of Incomplete Application sent to the applicant
- June 20, 2018 – Response to Incomplete Letter received by City staff
- July 20, 2018 – Application deemed complete
- August 14, 2018 – Notice of application mailed to neighbors and interested parties









Existing Front Elevation



- Neighborhood meeting held April 4, 2018. No members of the public attended.
- Three neighboring property owners have expressed concerns with the appropriateness of a retail cannabis dispensary in this location.

Environmental Review

California Environmental Quality Act (CEQA)

- The project is CEQA Class 1 Categorical Exemption (Section 15301) as an existing private structure involving negligible expansion of use.
- The project is CEQA Class 3 Categorical Exemption (Section 15303) as it involves a change of use, w exterior modifications to the structure/site.

Environmental Review

California Environmental Quality Act (CEQA)

- Class 32 Categorical Exemption as infill development.
 1. Consistent GP Land Use Designation and Zoning District
 2. Less than five acres and within City limits
 3. Surrounded by urban uses
 4. No value as habitat for endangered, rare or threatened species
 5. Served by necessary utilities and public services
 6. No foreseeable significant adverse impacts to traffic, noise, air quality or water quality

Planning and Economic Development recommends that the Planning Commission:

- Approve resolution for CUP18-041 to allow a medical and adult use retail cannabis dispensary with delivery at 817 Russell Avenue, Suite C.

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